



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

April 25, 2025

**RE: DSP-13008-02 Gilpin Property, Phase III
Areland Property Company, LLC, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on April 22, 2025.

CERTIFICATE OF SERVICE

This is to certify that on April 25, 2025, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in black ink, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DSP-13008-02
Gilpin Property, Phase III

Applicant: Areland Property Company, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On April 1, 2025, this matter was considered by the District Council using oral argument procedures.¹ Having reviewed the record and the decision of Planning Board to approve Detailed Site Plan (DSP) 13008-02, a request for approval of a detailed site plan to develop a four-story 115,364-square-foot consolidated storage facility with 1,103 units as Phase III of an existing facility, on property located in the southeast quadrant of the intersection of Southern Avenue and Wheeler Road (14.44 Acres; IE Zone (Prior: I-1 Zone), Council District 7, the District Council finds that Planning Board's decision is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

Planning Board's decision to approve DSP-13008-02 and TCP2-018-13-02, based on the findings of facts and conclusions set forth in Resolution No. 2025-007, for the land described above, is hereby AFFIRMED, subject to the following conditions:²

1. Prior to certification, the applicant and the applicant's heirs, successors, and/or assignees shall revise the detailed site plan (DSP), as follows:
 - a. Revise the lot labels on the overall site plan sheet.
 - b. Revise the total acreage to include Lots 3 and 4 and subsequent data, including existing and proposed gross floor area, the number of the lots, and the existing and proposed total number of storage units.

¹ On February 24, 2025, the District Council elected to review the decision of Planning Board and issue the final decision. Md. Code Ann., Land Use (LU) Article § 25-210 (1957, 2012 Repl. Vol., 2024 Supp.), PGCC § 27-290.

² On April 9, 2025, the Applicant, through counsel, proffered Condition 1. k. as a condition of approval.

- c. Provide the net acreage on the cover sheet.
 - d. Provide the current zoning as IE (Industrial, Employment) Zone.
 - e. Revise the Tree Canopy Coverage schedule to reflect the entire 13.94 net acres development lot, including Lots 3 and 4.
 - f. On sheet DSP-4, revise the label of Lot 2 to read Lot 3.
 - g. On sheet DSP-4, correct the property line bearing and distance for the Lot 4 boundary with Lot 3 to be consistent with the record plat.
 - h. On sheet DSP-4, revise the overlapping text for bearings and distances for Lot property lines abutting Parcel A, Gilpin Property.
 - i. On sheet DSP-4, revise the gross floor area of Building A on Lot 3 to be 65,199 square feet.
 - j. Revise the parking schedule on Sheet DSP-1 to correct the total number of required and provided parking spaces.
 - k. Make available one 10x10 storage unit at zero base rent and shall waive any administrative fee associated with the rental of said storage unit to any tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code.
2. Prior to certification of the detailed site plan (DSP), the Type 2 tree conservation plan (TCP2) shall be revised, as follows:
- a. Within the Environmental Planning Section approval block, provide the development review division (DRD) case number DSP-19017 along the -00 line and DSP-19017-01 along the -01 revision line on each sheet. Indicate the reason for revision as “Modifications to PMA Impacts” on each sheet.
 - b. Provide the Forest Conservation Act reporting table and colored feature capture plan.
 - c. The Woodland and Wildlife Habitat Conservation Easement recorded on-site shall be amended and restated and recorded in the Prince George’s County Land Records, prior to certification of the TCP2, with the recording Liber and folio added to the TCP2.
 - d. Revise the specimen tree table to be in conformance with the approved natural resources inventory plan.
 - e. Reduce the shading for the steep slopes, so the adjacent labels are legible.

- f. Correct the woodland conservation worksheet to utilize the 1990-2010 version as this application is grandfathered to the 2010 Woodland Conservation Ordinance.
- g. Correct Note 9 of the Type 2 Tree Conservation Plan Notes to reflect that the plan is grandfathered under CB-77-2024, Section 25-119(g), and is subject to the 2010 Woodland Conservation Ordinance.
- h. Revise the TCP2 general notes to be in conformance with the standard notes as provided with the 2018 Environmental Technical Manual.

ORDERED this 22 day of April 2025, by the following vote:

In Favor: Council Members Blegay, Burroughs, Dernoga, Fisher, Harrison, Ivey, Olson, Oriadha and Watson.

Opposed:

Abstained:

Absent: Council Member Hawkins.

Vote: 9-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: _____

Edward P. Burroughs, III, Chair

ATTEST:



Donna J. Brown
Clerk of the Council